

022.0

0002

0007.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

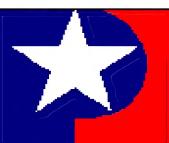
958,500 / 958,500

USE VALUE:

958,500 / 958,500

ASSESSED:

958,500 / 958,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
315		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BEAU TY INVESTMENTS LLC	
Owner 2:	
Owner 3:	

Street 1: 33 SLEEPER ST STE 601
Street 2:

Twn/City: BOSTON
St/Prov: MA
Postal: 02210

PREVIOUS OWNER
Owner 1: MCCARTHY DARLENE/TRUSTEE -
Owner 2: 315 LAKE ST REALTY TRUST -
Street 1: 33 SLEEPER ST STE 601
Twn/City: BOSTON
St/Prov: MA
Postal: 02210

NARRATIVE DESCRIPTION									
This parcel contains 11,308 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 2291 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.									

OTHER ASSESSMENTS									
Code	Descrip/No	Amount	Com. Int						

PROPERTY FACTORS									
Item	Code	Description	%	Item	Code	Description			
Z	R1	SINGLE FA	100	water					
o				Sewer					
n				Electri					
Census:				Exempt					
Flood Haz:									
D				Topo	1	Level			
s				Street					
t				Gas:					

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11308		Sq. Ft.	Site		0	80.	0.60	1			Med. Tr	-10					546,654						546,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							11308.000		405,800		6,000		546,700		958,500							
Total Card							0.260		405,800		6,000		546,700		958,500		Entered Lot Size					
Total Parcel							0.260		405,800		6,000		546,700		958,500		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		418.38		/Parcel: 418.3				Land Unit Type:					

PREVIOUS ASSESSMENT

Tax Yr										Use		Cat		Bldg Value		Yrd Items		Land Size		Land Value		Total Value		Asses'd Value		Notes		Parcel ID	
2020	101	FV								405,800		6000		11,308.		546,700		958,500		958,500		Year End Roll		12/18/2019		022.0-0002-0007.A			
2019	101	FV								315,500		6000		11,308.		580,800		902,300		902,300		Year End Roll		1/3/2019					
2018	101	FV								315,500		6000		11,308.		423,700		745,200		745,200		Year End Roll		12/20/2017					
2017	101	FV								315,500		6000		11,308.		369,000		690,500		690,500		Year End Roll		1/3/2017					
2016	101	FV								315,500		6000		11,308.		314,300		635,800		635,800		Year End		1/4/2016					
2015	101	FV								307,800		6000		11,308.		307,500		621,300		621,300		Year End Roll		12/11/2014					
2014	101	FV								307,800		6000		11,308.		252,800		566,600		566,600		Year End Roll		12/16/2013					
2013	101	FV								307,800		6000		11,308.		240,500		554,300		554,300				12/13/2012					

SALES INFORMATION

Grantor										Legal Ref		Type		Date		Sale Code		Sale Price		V		Tst		Verif		Notes		PAT ACCT.	
MCCARTHY DARLEN		72568-119	1		5/7/2019	Intra-Corp														No	No								
MCCARTHY DARLEN		70395-15			12/18/2017	Convenience														1	No	No							
RAHMAN FARZANA,		57386-436			9/1/2011	Private														275,000	No	No							
MARTINIAN JEAN		47797-574			7/13/2006															550,000	No	No							
		12281-612			9/5/1972															40,000	No	No							

BUILDING PERMITS

Date										Number		Descrip		Amount		C/O		Last Visit		Fed Code		F. Descr		Comment		Date		Result		By		Name	
7/9/2008	756		New Wind			19,880																											
					</td																												

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 6	Colonial			Full Bath: 2	Rating: Average															
Sty Ht: 2A	2	2 Sty	+Attic	A Bath:	Rating:															
(Liv) Units: 1		Total: 1		3/4 Bath:	Rating:															
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average															
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:															
Sec Wall: 8	- Brick Veneer	25%		OthrFix:	Rating:															
Roof Struct: 1	- Gable			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good															
Color: WHITE				A Kits:	Rating:															
View / Desir:				Fpl: 2	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: B	- Good (-)			CONDOS INFORMATION																
Year Blt: 1932	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G10		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall: 2	- Plaster			Functional:				Interior:		1	9	4								
Sec Int Wall:		%		Economic:				Additions:												
Partition: T	- Typical			Special:				Kitchen:												
Prim Floors: 3	- Hardwood			Override:				Baths:												
Sec Floors:		%		Total:	31	%		Plumbing:												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	125.00			Heating:												
Bsmnt Gar:				Size Adj.: 1.10831511				General:												
Electric: 3	- Typical			Const Adj.: 0.99732518																
Insulation: 2	- Typical			Adj \$ / SQ: 138.169																
Int vs Ext: S				Other Features: 106000																
Heat Fuel: 1	- Oil			Grade Factor: 1.21																
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC:		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 588125																
% Com Wall		% Sprinkled:		Depreciation: 182319				Juris. Factor: 1.00		Before Depr: 167.18										
				Depreciated Total: 405806				Special Features: 0		Val/Su Net: 107.90										
								Final Total: 405800		Val/Su SzAd: 177.13										
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 022.0-0002-0007.A												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			AssessPro Patriot Properties, Inc
3	Garage	D	Y	1	25X20	A	AV	1932	20.00	T	40	101			6,000		6,000			
More: N				Total Yard Items:				6,000				Total Special Features:				6,000				